

**296 +/- ACRES IN 4 TRACTS IN THE FLINT HILLS OF CHASE COUNTY**



# AUCTION



**10:00 AM • SATURDAY, OCTOBER 23, 2021**

*Sellers: Hillsboro State Bank*

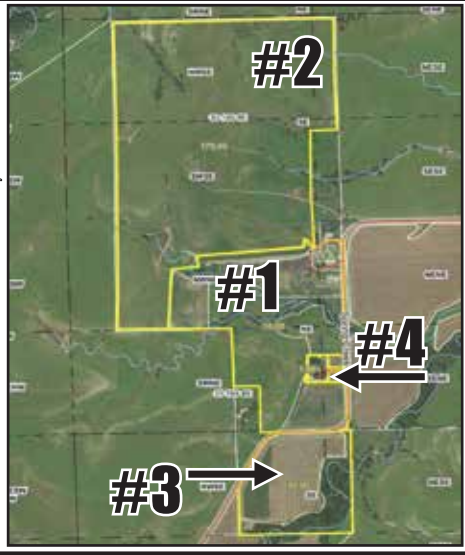
**AUCTION / PROPERTY LOCATON: 1964 SPRING CREEK RD, COTTONWOOD FALLS, KS 66845**

**DIRECTIONS:** From the south side of Cottonwood Falls, KS at the intersection of KS-177/Walnut and 8th St, go west on 8th St/Spring Creek Rd and continue for approx. 1.5 miles to the auction site on the west side of the county road. Watch for signs!

**AUCTIONEER'S NOTE:** It can be difficult to find properties in the Flint Hills of Chase County, especially in the Spring Creek valley. Here is a great opportunity to purchase a wide variety of properties all within 1.5 miles of Cottonwood Falls. From pastureland, to a feed yard, to a potential building site with Spring Creek, there is something for everyone at this auction. The real estate will sell first thing at 10am followed by the equipment, there is no small stuff, so be on time, the auction will not last long. We look forward to seeing you at the auction!

**REAL ESTATE 2020 TAXES:** \$1,648.64 (all tracts combined) **MINERALS:** Sellers minerals transfer to the buyer, there is no production.

**BRIEF LEGAL:** Lots 15, 16, 27, and 28 of Sec 30; and Lots 1 and 2 of Sec 31, all in Township 19 South, Range 8 East of the 6th P.M., Chase County, Kansas AND Lot 14 and 15 of Section 31, Township 19 South, Range 8 East, Chase County, Kansas less exceptions. (Final survey to be completed by closing)



**TRACT #1 (approx. 78 +/- ac):** Here is an opportunity to have your own feed yard / backgrounding yard certified for up to 875 head. Pens, concrete bunks, waters, and buildings are all in place. The yard is watered by 2 wells and includes a 100x39 shed built in 2005, a 100x34 shed and a few other outbuildings. The additional acres consist of native grass, tame grass, and dryland acres.

**TRACT #2 (approx. 180 +/- ac):** This Flint Hills pasture has good elevation change with great views! From the ridge you can look to the east and see Cottonwood Falls and the historic Courthouse, to the north you can overlook the Cottonwood River Valley and to the northwest you can see the state fishing lake. The pasture is watered by one pond located in the south-west part of the property and fences are in average condition.



**TRACT #3 (approx. 37 +/- ac):** Smaller acreages in Chase County can be difficult to find, especially one within 1.5 miles of Cottonwood Falls! This property provides a nice mix of grass acres that have been hayed and timbered area with Spring Creek meandering in and out of the property throughout the south and east parts. The timber provides enough cover for lots of wildlife! The grass acres provide for good hay or offer the potential for a building site in the Flint Hills without miles and miles of gravel to get to town.

**TRACT #4 (approx. 2.0 +/- ac):** Approx. 2.0 acres located along Spring Creek Rd.

**TERMS:** Earnest money due day of the auction will be \$15,000.00 (Tract #1), \$35,000.00 (Tract #2), \$10,000.00 (Tract #3) and \$2,500.00 (Tract #4) made payable to Chase Co District Court. The balance will be due in full at closing which shall be on or before 11/23/2021. Property will be sold by Chase Co Sheriff, Case No. 17-CV. Buyers will receive a Sheriff's Deed at closing. Final surveys will be completed by closing to determine final acreages. Buyers will receive full possession at time of closing. All inspections must be done prior to the auction. The property is sold in as is condition. Buyers must rely on their own knowledge or have inspections completed prior to the auction. Property is sold in present condition with no warranties or guarantees. All financing arrangements need to be made prior to the auction. All information has been gathered from Chase Co sources and is deemed reliable but is not guaranteed. All announcements made day of the auction take precedence over any advertisements.

**PERSONAL PROPERTY will sell following the real estate**

**EQUIPMENT:** 4240 John Deere Tractor, dsl [#016417R]; 1998 Freightliner Feed Truck w/Rotomix 600-16 Feed Mixer; 1986 Trojan 200Z Wheel Loader, 2 1/2 Yard Bucket; 2003 8550 Hesston Swather w/Header [#HL46235]; 2009 568 John Deere Round Baler [#E00568X334629]; 1991 Travelong Cattle Trailer 20' Gooseneck; 2003 Luco Cattle Handling Chute, Hydraulic 8'; 2009 Miller Bobcat Portable Welder; 1995 Bobcat Skid Steer Loader Model 843; 1969 3010 John Deere Tractor w/Loader [#155837R]; EZ Haul, 36' Hay Handler Trailer; 2011 Honda Rancher 4 Wheeler; 1985 Ford Dump Truck 16' Hoist (not running, motor bad); 43' Flat Bed Hay Trailer; 1996 IHC Cabover Trac Truck (not run for 5 yrs); 2000 Ford F-250 Crew Cab Flatbed 4x4 (motor bad); 1973 Ford 406 Truck w/Harsh Feed Box (not run for 3 yrs); Krause Disc 20'; Landoll Field Cultivator 21' w/Pickers; 1985 IHC Dirt Scraper 10';

**TERMS:** Cash, approved check, or credit card with a 4% processing fee on all credit card transactions. Owners and auction company not responsible for accidents or theft. Nothing removed until settlement has been made. Buyers are responsible to make their own inspections as to the cond, model, make, year, serial#, and so forth. All statements made day of the auction take precedence over advertisements.



**Griffin Real Estate**



**RICK GRIFFIN**  
Assoc. Broker  
Auctioneer

305 Broadway  
Cottonwood Falls, KS 66845  
Phone: 620-273-6421  
Fax: 620-273-6425  
Toll Free: 1-866-273-6421  
griffinrealestateauction@gmail.com

**CHUCK MAGGARD**  
Sales/Auctioneer  
Cell: 620-794-8824

**ANDY PHIPPS**  
Auctioneer  
Cell: 620-794-1673

